

BOARD OF COMMISSIONERS

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RANDELL K. WOODRUFF
County Manager

AVA MURGIA
Clerk of the Board/
Assistant to the Manager

Camden County Planning Board
Record of Proceedings
December 17, 2003
7:00 PM
Senior Center Conference Room
Courthouse Complex

Chairman James Burnham called to order a meeting of the Camden County Planning Board with the following members present: James Burnham, Rodney Needham, Juanita Staples, Calvin Leary, Gladys Banks, Robert Woodrow and Terri Griffin. Also present were David Parks, Permit Officer, Randell Woodruff, County Manager and Melissa Joines, Clerk to the Board.

Chairman Burnham called for consideration of the agenda. There were no additions or deletions.

Chairman Burnham called for consideration of the October 22, 2003 Planning Board minutes. Chairman Burnham made one correction. Woodrow made a motion to approve the minutes with one correction. Needham seconded the motion. The motion passed 7-0.

Chairman Burnham called for comments from the public. Hearing none he continued with the agenda.

New Business

Item #1 Rezoning Application (UDO 2003-11-38) from Donnie Jones & Lyneth Merritt to rezone 3 acres located at 197 Highway 158 East, Courthouse Township

Chairman Burnham called upon staff Dave Parks stated the applicant Ms. Merritt was present and she is requesting a rezoning because the current zoning does not allow the use of storage units. Staff stated the applicant would like to use the front of the property as a used car lot and the remainder of the property for mini storage units. Staff stated the rezoning is located within the Core Village.

Woodrow question how much Industrial zoning was around the property and the matter of spot zoning. Staff stated the surrounding property was Industrial but was not a large piece and beyond the Industrial zoning is General Use. The property zoned Industrial is currently farmland.

Chairman Burnham questioned where the property was located. Ms. Merritt stated there was a business on the property but she and Mr. Jones have gone in and cleaned up the property but cannot use the property due to the current zoning. Ms. Merritt stated she feels there is a need for mini storage. Ms. Merritt stated there is an existing

building on the property that will also be used for storage.

Woodrow questioned where the sales office will be on the property. Ms. Merritt stated the office will be on the front of the property between Highway 158 and the railroad tracks. Woodrow questioned the future business of an auto repair shop. Ms. Merritt stated there will not be an auto repair shop there will only be a used car dealership that will only house nice used cars. Ms. Merritt stated Mr. Lamb who owns the business across the Highway has bought the property directly across the road from her property and intends to have Industrial type business which Ms. Merritt feels they can compliment each other with their business.

Needham questioned the upkeep of the property. Needham questioned where the car sales office would be. Ms. Merritt stated that the car dealership and the office would be between the railroad tracks and Highway 158. Needham stated he would like to see the property clean so that it would attract other businesses to do the same upkeep of their property.

Chairman Burnham called for a motion. Woodrow made a motion to recommend approval of the application to the Commissioners. Needham seconded the motion. The motion passed 7-0.

Items from Board members and staff

Item #1 Technical Review Staff Meeting Discussion

Item #2 Resolution approved by the Commissioners on the Subdivision Moratorium

Chairman Burnham called upon staff who stated staff would like to receive input from the board on how to recommend to the Commissioners issues dealing with the Technical Review Staff meeting.

The board requested that Eric Weatherly and Sheriff Tony Perry be present at the next meeting for discussion on the moratorium.

Information

- 1) Board of Commissioners Minutes – Sept. 15, 2003 – Oct. 20, 2003
- 2) Board of Adjustment Minutes – no meeting

Consideration of Next Meeting Date January 21, 2004

The next Planning Board meeting will be held on January 21, 2004 at 7:00 PM.

Adjournment

The meeting adjourned at 8:35 PM.

Approved: _____

Chairman

ATTEST:

Melissa Joines, Clerk to the Board